

ZONING AND BUILDING AGENDA

OCTOBER 7, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 261751 DOCKET #7502 - E. & S. LEWANIAK, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 3.9 feet (existing accessory); and to reduce left interior side yard setback from the required 15 feet to 6 feet (existing) for a two story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.58 of an acre, located on the west side of Brainard Avenue, approximately 225 feet north of 62nd Street in Lyons Township. **Recommendation: That variation application be granted.**
- 261752 DOCKET #7510 - L. LEVIN, Owner, Application: Variation to increase the floor area ratio from the maximum allowed .40 to .43 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Central Avenue, approximately 80 feet north of Garden Street in Northfield Township. **Recommendation: That variation application be granted.**
- 261753 DOCKET #7538 - D. PETRUSHA, Owner, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 18,038 square feet (existing) and to reduce corner side yard setback from the minimum required 25 feet to 17 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the northwest corner of 63rd Street and Edgewood Avenue in Lyons Township. **Recommendation: That variation application be granted.**
- 261754 DOCKET #7539 - D. PHILLIPS, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet (existing); to reduce rear yard setback from the minimum required 40 feet to 3 feet (existing); to reduce the distance between principal and accessory structure from the minimum required 10 feet to 2 feet (existing), and to reduce right interior side yard setback from the minimum required 10 feet to 5 feet (existing); for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 74th Street, approximately 151 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261755 DOCKET #7543 - J. CARRERA, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 4 feet (existing); to reduce rear yard setback from the minimum required 40 feet to 35 feet for an addition to the principal and to reduce the right interior side yard setback from the minimum required 10 feet to 2 feet 8 inches (existing) and to reduce rear yard setback from the minimum required 5 feet to 2 feet 4 inches (existing) for an existing accessory structure for a one story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the northwest corner of Kirchoff and Medill Avenue in Leyden Township. **Recommendation: That variation application be granted.**
- 261756 DOCKET #7544 – J. TORRES, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 22 feet (existing); to reduce left interior side yard setback from the minimum required 10 feet to 3.5 feet (existing); for the single family residence and to reduce the left side yard setback from the minimum required 10 feet to ½ foot (existing); for the accessory structure and to increase fence height in the required front yard from the maximum allowed 3 feet to 6 feet (existing); for a fence and above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the northwest corner of Marion Avenue and Barry Avenue in Leyden Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 261757 DOCKET #7508 - M. HOGG, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 8.8 feet (existing); and to reduce left interior side yard setback from the minimum required 10 feet to 7 feet (existing); for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located on the east side of Glenwood Lane, approximately 321 feet north of Linneman Street in Northfield Township. **Recommendation: That variation application be granted.**
- 261758 DOCKET #7547 - F. COSTA, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 13 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the west side of 83rd Court, approximately 180 feet north of 131st Street in Palos Township. **Recommendation: That variation application be granted.**
- 261759 DOCKET #7550 - COOK GOLF PROPERTIES, Owner, Application: Variation to reduce rear yard setback from the required 50 feet to 14 feet 6 inches for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 4.96 acres, located on the northeast side of Archer Avenue, approximately 50 feet east of Parker Road in Lemont Township. **Recommendation: That variation application be granted.**
- 261760 DOCKET #7551 - J. TUNZI, Owner, Application: Variation to reduce rear yard setback from the required 50 feet to 36 feet for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Perry Drive, approximately 200 feet south of Glencoe Road in Palatine Township. **Recommendation: That variation application be granted.**
- 261761 DOCKET #7552 - G. DZIEDZIC, Owner, Application: Variation to increase height of fence required in the front yard from the maximum allowed 3 feet to 4 feet 6 inches in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the northeast corner of 49th Street and Luna Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261762 DOCKET #7553 - B. ENGBERS, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 18 feet; and to reduce rear yard setback from the minimum required 5 feet to 18 inches for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of 128th Street, approximately 325 feet west of McVickers Avenue in Worth Township. **Recommendation: That variation application be granted.**
- 261763 DOCKET #7554 - Z. DZIEDZIC, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 0 feet (existing accessory); to reduce corner side yard setback from the minimum required 15 feet to 13 feet (existing accessory); and to reduce distance between principal and accessory from the minimum required 10 feet to 9 feet for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the northeast corner of Linder Avenue and 48th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261764 DOCKET #7556 - A. DELAURENTIS, Owner, Application: Variation to reduce right side yard setback from the minimum required 10 feet to 3 ½ feet to replace a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Summerdale Avenue, approximately 120 feet west of Courtland Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 261765 DOCKET #7557 - J. TOMS, Owner, Application: Variation to increase height of fence required in the front yard from the maximum allowed 3 feet to 6 feet for a vinyl fence in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the northwest corner of Julie Drive and Golf Road in Maine Township. **Recommendation: That variation application be granted.**
- 261766 DOCKET #7558 - J. HEANEY, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 10 feet (existing); for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the northeast corner of Highland Court and Revere Road in Northfield Township. **Recommendation: That variation application be granted.**
- 261767 DOCKET #7559 - D. & S. PEJIKOVIC, Owners, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 17,419 square feet (existing); for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the east side of Gilbert Avenue, approximately 120 feet north of 60th Street in Lyons Township. **Recommendation: That variation application be granted.**
- 261768 DOCKET #7561 - J. & T. KADISH, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 10 feet and to increase the floor area ratio from the maximum allowed .25 to .33 for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the north side of Oak Avenue, approximately 202 feet west of Cumberland Avenue in Northfield Township. **Recommendation: That variation application be granted.**
- 261769 DOCKET #7562 - J. MAKAS, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 28 feet; and to increase the floor area ratio from the maximum allowed .40 to .50 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the south side of Summerdale Avenue, approximately 240 feet west of Courtland Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**
- 261770 DOCKET #7563 - B. FELDMEIER, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 100 feet (existing) for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of Dewey Avenue, approximately 500 feet east of Kostner Avenue in Rich Township. **Recommendation: That variation application be granted.**
- 261771 DOCKET #7564 - THE SALVATION ARMY, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 6.5 feet and to reduce rear yard setback from the minimum required 40 feet to 30 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.195 of an acre, located on the west side of Crescent Avenue, approximately 250.20 feet south of Seminole Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**
- 261772 DOCKET #7567 - D. & R. Mazzuca, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 4 feet for a new shed and to reduce right interior side yard setback from the minimum required 15 feet to 1.9 feet for an existing shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre located on the west side of Willow Spring Road, approximately 410 feet north of 57th Street in Lyons Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 261773 DOCKET #7537 - JULIO MARTINEZ, Owner, Application: Variation to divide one parcel into two lots: On Lot 1 to reduce its rear yard setback from the minimum required 40 feet to 31 feet; and on Lot 2 to reduce its lot area from the minimum required 10,000 square feet to 9,911 square feet, and to reduce its rear yard setback from the minimum required 40 feet to 31 feet, all for two (2) new single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.46 of an acre or 19,948 square feet, located on the east side of Greenwood Drive at its intersection with Elm Street in Maine Township.
Recommendation: That variation application be granted.
- 261774 DOCKET #7482 - H. CORTES, Owner, Application: Variation to increase height of fence in the required front and corner yards from the maximum allowed 3 feet to 6 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the southeast corner of Behrns Drive and Martin Avenue in Leyden Township. **Recommendation: That variation application be granted.**
- 261775 DOCKET #7488 - J. & M. HERRERA, Owners, Application: Variation to increase height of fence in front yard from the maximum allowed 3 feet to 4 feet 6 inches (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the east side of Charles Street, approximately 147 feet south of Barry Avenue in Leyden Township.
Recommendation: That variation application be granted.

NEW APPLICATION:

- 261776 STREAMWOOD PARK DISTRICT, Owner, 777 South Bartlett Road, Streamwood, Illinois 60107, Application (No. SU-03-09-Z03159). Submitted by same. Seeking SPECIAL USE, in the R-4 Single Family Residence District for recreational facility including a skate park, a splash pad, and a recreation/educational building (existing building) in Section 21 of Hanover Township. Property consists of 11.84 acres located on the north side of Chicago Elgin Road approximately 2,674 feet south of Schaumburg road in Section 21 of Hanover Township. Intended use: Recreational facility including a skate park, splash pad and recreation/educational building.

* The next regularly scheduled meeting is presently set for Tuesday, October 21, 2003.